

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/ (954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan Modification Application: SPM 6-1-08/08-98 U-Pull-It/4601 SW 36 Street

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SPM 6-1-08, U-Pull-It, 4601 SW 36 Street (M-4, County) Site Plan Committee recommended approval subject to 1) removing all the tree stakes along SW 47th Avenue in a timely manner; 2) if the four slated/relocated trees are not of quality, they are to be replaced; and 3) change the paint colors to be reflected in the plans that go to Council

REPORT IN BRIEF: The subject site consists of 4.96 acres (215,903 square feet) and is located on the east-side of SW 47th Avenue. The proposed site plan modification consists of a 56,000 square feet of roofed work area and parking improvements. Sidewalks are proposed along the east-side of the proposed parking area to provide pedestrian access to vehicular parking spaces. An existing eight foot concrete wall and landscape buffer surrounds the property. The architecture of the proposed roofed building is consistent with the newly adopted regulations Section 12-34 (HH), Recycling, Scrap Metal Processing and Automobile Wrecking Yards with regards to design, appearance, and façade elements.

The proposed vehicular access into the subject site is via an existing 43 foot opening from SW 47th Avenue. Vehicular traffic will maneuver through two-way parking aisles. The proposed site plan modification exceeds code requirements by providing 116 parking spaces (100 required).

The proposed site plan modification can be considered compatible with the existing abutting properties. This request is consistent with the Land Development Code as it relates to access, location, size, and use.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the December 9, 2008 Site Plan Committee meeting, Ms. Lee Made a motion, seconded by Mr. Engel, to approve subject to 1) removing all the tree stakes along SW 47th Avenue in a timely manner; 2) if the four slated/relocated trees are not of quality, they are to be replaced; and 3) change the paint colors to be reflected in the plans that go to Council. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. (**Motion carried 4-0**)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

Exhibit “A”

Application: SPM 6-1-08/08-98 U-Pull-It

Original Report Date: 12/1/08

Revision(s):

12/15/08

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: Lawrence Danielle, Stamile Bros. Truck Parts, Inc.
Address: 4000 SW 47th Avenue
City: Davie, Florida 33314
Phone: (954) 295-0042

Petitioner

Name: Pillar Consultants, Inc.
Address: 5230 S. University Drive-Suite 104
City: Davie, Florida 33328
Phone: (954) 680-6533

Background Information

Application Request: The petitioner requests site plan modification approval for the addition of a roofed working area and parking improvements for the existing “U-Pull-It” automobile wrecking yard.

Address: 4601 SW 36 Street

Location: Generally located South of Oaks Road, west of 441/SR7.

Future Land

Use Plan Map: Industrial

Existing Zoning: M-4 (Hacienda Village) Limited Heavy Industrial District, M-3 (Hacienda Village) General Industrial District, and M-4 (County) Limited Heavy Industrial District

Proposed Zoning: M-3, Planned Industrial Park District

Existing Use: Automobile wrecking yard

Parcel Size: 4.96 Acres (215,903 Square Feet)

Proposed Use(s): Automobile wrecking yard

Proposed Density: N/A

		<u>Surrounding Land</u>		
<u>Surrounding Use(s):</u>		<u>Use</u>	<u>Plan</u>	<u>Map</u>
		<u>Designation(s):</u>		
North:	Automobile wrecking yard, Warehouses	Industrial		
South:	Automobile wrecking yard	Industrial		
East:	Automobile wrecking yard	Industrial		
West:	Warehouses	Industrial		

		<u>Surrounding Zoning(s):</u>
North:	M-4 (County) Limited Heavy Industrial District, M-3, Planned Industrial Park District	
South:	M-3 (Hacienda Village) General Industrial District, M-4 (Hacienda Village) Limited Heavy Industrial District, M-3, Planned Industrial Park District	
East:	M-3 (County), M-1 (County), M-2 (Hacienda Village, B-3 (County)	
West:	M-4 (Hacienda Village) Limited Heavy Industrial District, M-3, Planned Industrial Park District	

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation was in place at the time of annexation.

The Town developed/adopted a master plan and is processing Land Use Plan Amendment (LUPA) for the TOC. The subject property is included within this master plan and land use plan amendment.

Concurrent Request(s) on same property:

Plat Application (P 6-1-08), the petitioner requests approval of the plat known as “Danielle Plat”.

Rezoning Application (ZB 8-6-05), the petitioner requests to rezone the approx. 32 acres subject site from M-4 (Hacienda Village) Limited Heavy Industrial District, M-3 (Hacienda Village) General Industrial District, and M-4 (County) Limited Heavy Industrial District to M-3, Planned Industrial Park District.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

Land Development Code (Section 12-24 (J) (13)), Planned Industrial Park (M-3) District. The M-3 District is intended to implement the industrial classification of the Town of Davie Comprehensive Plan by providing for planned industrial parks which can

accommodate light, medium or selected heavier industrial uses in an open, uncrowded and attractive manner through limitations on setbacks and coverage, and for other permitted uses. M-3 Districts are not intended for locations abutting residential property.

Land Development Code (Section 12-34(HH)), Recycling, Scrap Metal Processing and Automobile wrecking yards.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, M-3 District, requires the following: lot area of 43,560 square feet, 150 feet frontage, 20% minimum open space (ratio), and 35' maximum building height.

Land Development Code (Section 12-208(A)), requirements for off-street parking.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Land Development Code (Section 12-107), site landscaping requirements for commercial and industrial districts over twenty thousand square feet of gross site area.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to parcels on Nova Drive.

Broward County Land Use Plan:

The subject site falls within Flexibility Zones 97 and 98

Applicable Goals, Objectives & Policies:

Future Land Use Plan, policy 5-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Land Use Compatibility and Community Appearance, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

1. *Site:* The subject site consists of 4.96 acres (215,903 square feet) and is located on the east-side of SW 47th Avenue. The proposed site plan modification consists of a 56,000 square feet of roofed work area and parking improvements. Sidewalks are proposed along the east-side of the proposed parking area to provide pedestrian access to vehicular parking spaces. An existing eight foot concrete wall and landscape buffer surrounds the property.
2. *Architecture:* The architecture of the proposed roofed building is consistent with the newly adopted regulations *Section 12-34 (HH), Recycling, Scrap Metal Processing and Automobile Wrecking Yards* with regards to design, appearance, and façade elements.
3. *Access and Parking:* The proposed vehicular access into the subject site is via an existing 43 foot opening from SW 47th Avenue. Vehicular traffic will maneuver through two-way parking aisles. The proposed site plan modification exceeds code requirements by providing 116 parking spaces (100 required).
4. *Lighting:* The proposed lighting fixtures are consistent with the Town of Davie regulations. The lighting design meets Land Development Code requirements with maximum foot-candles of 1 at the property lines.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. The landscape plan indicates the existing buffer facing SW 47th Avenue will be improved with the relocation of existing trees and the removal of existing dead palms. The parking area meets the minimum tree requirements for a total of 107 trees provided on site. Furthermore, all proposed trees meet the minimum distance separation from light poles.
7. *Drainage:* Approval from Central Broward Drainage District (CBWCD) shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit. The petitioner had submitted to CBWCD and is currently under review (see attached letter).

8. *Trails:* There are no trails adjacent to the subject property.
 9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Schools, Police, and Fire. The applicant obtained concurrency determinations from all Town departments.
 10. *Compatibility:* The proposed site plan modification can be considered compatible with the existing abutting properties. This request is consistent with the Land Development Code as it relates to access, location, size, and use.
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Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Demonstrate internal circulation for emergency vehicles, garbage trucks or moving trucks with hidden or dashed line, thirty-eight (38') foot inner radii and fifty (50') foot outer radii per § 12-205.
2. Provide architecture elements and colors to make existing and proposed buildings.
3. A cohesive development.
4. Project will require Central Broward Water Control District (CBWCD) Approval prior to being scheduled to any future public meetings. The petitioner may proceed with application to a public meeting provided that a letter of acknowledgement, indicating the petitioner and owner have been informed this item may be tabled by the applicable board or Town of Davie Council without the proper CBWCD approval.

Engineering Division:

1. Show minimum pavement radius of 25 ft for all driveways connections with SW 47th Ave.
 2. Show radius (or typical) for all parking islands and drive aisle/driveway connection on site plan.
 3. Show dimensions of 25'x25' clear sight triangles on the plan in conformance with TOD land development code, section 12-205 (6) (b) for all driveways connecting to SW 47th Ave and clear sight distances in conformance FDOT standards.
 4. Show turning radii for fire trucks that meet a 50 ft outside radius and a 38 ft inside radius.
 5. Show handicap ramp at sidewalk connection.
 6. Show all utility easements on plans as applicable.
 7. Provide or show fire hydrants adjacent to the new structure. Show water and sewer services to the building if applicable.
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Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Conference Room of Pillar Consultants, Inc. (located at 5230 S. University Drive – Suite 104) on August 11 and August 18, 2008. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the M-3, Planned Industrial Park District. The propose site plan is consistent with the Comprehensive Plan and Future Land Use Plan Map designation of Industrial.

Findings of Fact

Staff finds that the site plan complies with the general purpose of the proposed M-3, Planned Industrial Park District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with the existing abutting properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the December 9, 2008 Site Plan Committee meeting, Ms. Lee Made a motion, seconded by Mr. Engel, to approve subject to 1) removing all the tree stakes along SW 47th Avenue in a timely manner; 2) if the four slated/relocated trees are not of quality, they are to be replaced; and 3) change the paint colors to be reflected in the plans that go to Council. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

Town Council Action

Exhibits

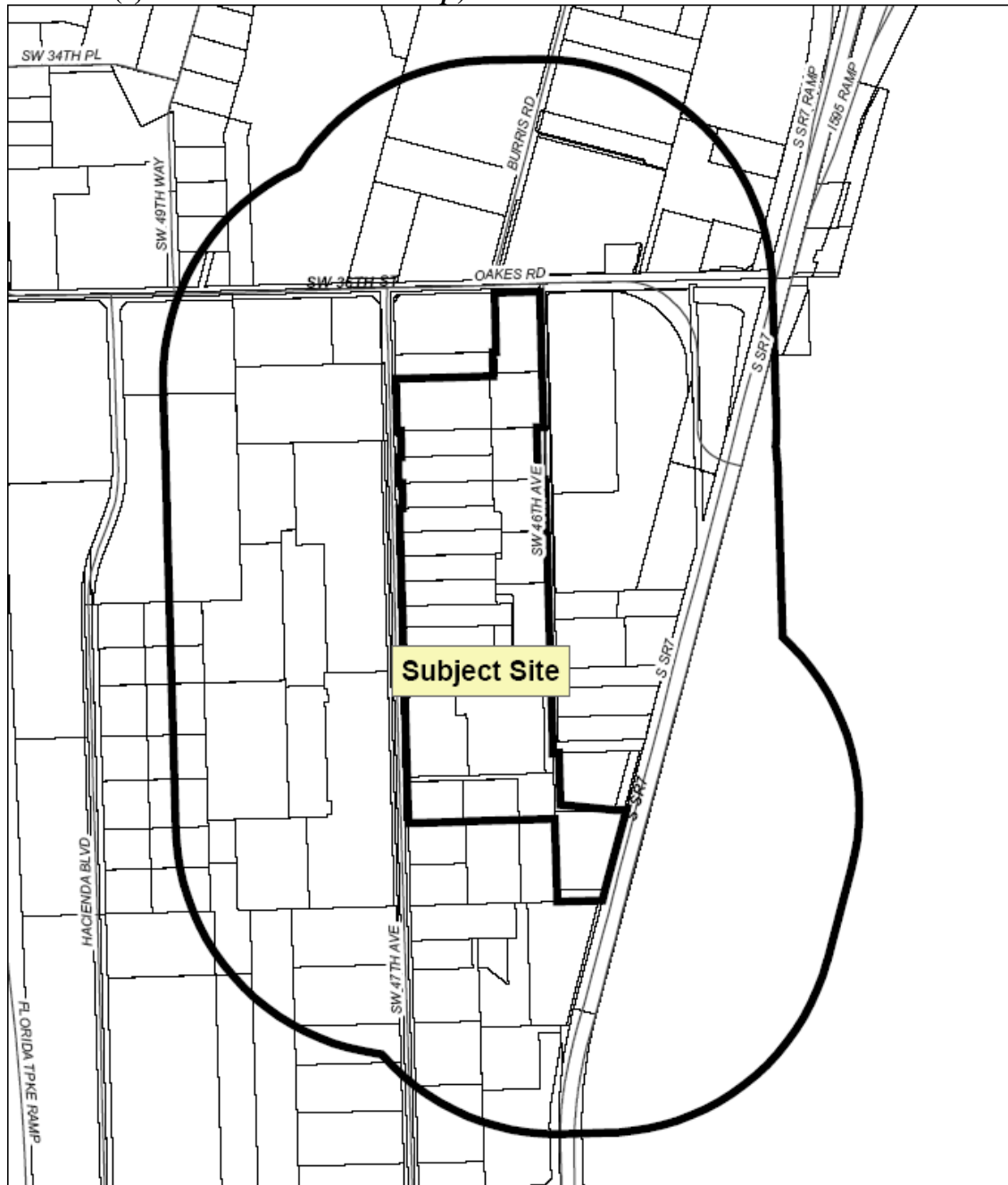
1. 1,000' Mail-out Radius Map
2. 1,000' Mail-out of the Subject Site
3. Public Participation Notice
4. Public Participation Sign-in Sheets
5. Public Participation Report
6. Future Land Use Plan Map
7. Aerial, Zoning, and Subject Site Map
8. Petitioner Letter Regarding CBWCD

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SP_Site Plan Modification\SPM_08\SPM 6-1-08 U-Pull-It

Exhibit 1 (1,000' Mail-out Radius Map)



Prepared by the Town of Davie GIS Division

Plat
P 6-1-08
Site Plan Modification
SPM 6-1-08
1000 Foot Buffer

Prepared by: ID
Date Prepared: 7/23/08

Exhibit 2 (1,000' Mail-out of the Subject Site)

P 6-1-08 SPM 6-1-08
4126 INC
4343 S STATE ROAD 7 #115
DAVIE FL 33314-4007

P 6-1-08 SPM 6-1-08
200 HARVARD CORP
810 NE 20 AVE
FORT LAUDERDALE FL 33304

P 6-1-08 SPM 6-1-08
4141 HOLDINGS LLC
15751 SW 41 ST STE 300
DAVIE FL 33331

P 6-1-08 SPM 6-1-08
95 WHSE INC
3001 W HLLNDALE BCH BLVD #300
PEMBROKE PARK FL 33009

P 6-1-08 SPM 6-1-08
ANDRX PHARMACEUTICALS
SERVICES INC % TAX DEPT
8151 PETERS ROAD STE 4000
DAVIE FL 33324

P 6-1-08 SPM 6-1-08
AP-ADLER OAKES LTD
% ADLER PLAZA
1400 NW 107 AVE
MIAMI FL 33172

P 6-1-08 SPM 6-1-08
BENNETT,DAVID &
GRIFFIN COMMERCE CENTER
3300 N 29 AVE #101
HOLLYWOOD FL 33020

P 6-1-08 SPM 6-1-08
CASTLEWOOD HOLDINGS LLC
633 S FEDERAL HWY STE 300A
FORT LAUDERDALE FL 33301

P 6-1-08 SPM 6-1-08
CASTLEWOOD HOLDINGS LLC
4000 SW 47 AVE
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
CELESTINE,RICHARD & VICKI &
FOSBENDER,MARK R & MARIE
3941 SW 47 AVE
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
DANIELLE,LAWRENCE
4000 SW 47 AVE
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
DANIELLE,LAWRENCE
3940 SW 47 AVE
DAVIE FL 33314-2807

P 6-1-08 SPM 6-1-08
DANIELLE,LAWRENCE
4500 LAKES ROAD
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
DANIELLE,LAWRENCE
424 HENDRICKS #11
FORT LAUDERDALE FL 33321

P 6-1-08 SPM 6-1-08
DANIELLE,MARIA TR
DANIELLE,MICHAEL TR
6674 NW 113 WAY
PARKLAND FL 33076

P 6-1-08 SPM 6-1-08
DAVIE CONCRETE CORP
3500 SW 49 WAY
DAVIE FL 33314-2122

P 6-1-08 SPM 6-1-08
DAVIE CONCRETE CORP
3570 SW 49 WAY
DAVIE FL 33314-2122

P 6-1-08 SPM 6-1-08
DFL-ER LLC
PO BOX 22865
SANTA FE NM 87502

P 6-1-08 SPM 6-1-08
DIXIE SOUTHLAND CORP
810 NE 20 AVE
FORT LAUDERDALE FL 33304

P 6-1-08 SPM 6-1-08
EIGHTY FOUR LUMBER CO
% CORPORATE TAX DEPT BLDG #1
1019 ROUTE 519
EIGHTY FOUR PA 15330-2813

P 6-1-08 SPM 6-1-08
EQUIPMENT BUYERS INC
2101 SW 56 TER
HOLLYWOOD FL 33023-3011

P 6-1-08 SPM 6-1-08
ESS PRISA II LLC
PTA-EX #186
PO BOX 320099
ALEXANDRIA VA 22320

P 6-1-08 SPM 6-1-08
F GROUP INC
1023 SOUTH 50 ST
TAMPA FL 33619

P 6-1-08 SPM 6-1-08
FASO,JOSEPH
4000 SW 47 AVE
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
FLA POWER & LIGHT CO
ATTN:PROPERTY TAX DEPT-JLM
PO BOX 14000
JUNO BEACH FL 33408-0420

P 6-1-08 SPM 6-1-08
FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

P 6-1-08 SPM 6-1-08
FT LAUDERDALE TRANSFER INC
4701 OAKES ROAD
DAVIE FL 33314-2232

P 6-1-08 SPM 6-1-08
GRIFFIN COMMERCE CENTER INC
3300 N 29 AVE
HOLLYWOOD FL 33020

P 6-1-08 SPM 6-1-08
HARDY,JACK A & CAROLYN S &
STOVER,H G III & PAMELA H
4401 SW 102ND AVE
DAVIE FL 33328-2212

P 6-1-08 SPM 6-1-08
HOWAR,ABRAHAM H
4201 S STATE ROAD 7
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
INTEGRATED RESOURCE RECOVERY INC
% PERMA-FIX OF FT LAUDERDALE INC
3701 SW 47 AVE STE 109
DAVIE FL 33314-2830

P 6-1-08 SPM 6-1-08
KELM PROPERTIES INC
4505 SW 36 ST
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
MCKENZIE TANK LINES INC
PO BOX 1200
TALLAHASSEE FL 32302-1200

P 6-1-08 SPM 6-1-08
NEW TOWN HOLDINGS LLC
3001 W HLLNDALE BCH BLVD #300
PEMBROKE PARK FL 33009

P 6-1-08 SPM 6-1-08
PEJE INC
4041 SW 47 AVE
DAVIE FL 33314-4023

P 6-1-08 SPM 6-1-08
S & D RENTAL CORP
4343 S STATE ROAD 7 STE 115
DAVIE FL 33314-4009

P 6-1-08 SPM 6-1-08
SLORP INVESTMENT CORP
10690 SW 23 ST
DAVIE FL 33324

P 6-1-08 SPM 6-1-08
TOWN OF DAVIE
6591 ORANGE DR
DAVIE FL 33314-3348

P 6-1-08 SPM 6-1-08
TWIN LAKES LAND RECLAMATION INC
PO BOX 292037
DAVIE FL 33329-2037

P 6-1-08 SPM 6-1-08
WP REAL ESTATE INVSTMNTS LLC
4717 ORANGE DR
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
JML 47 LLC
4343 S STATE ROAD 7
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
MALT,ROBERT C
3501 SW 46 AVE
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
MINIWAREHOUSES OF KENDALL
LTD
12345 SW 117 CT
MIAMI FL 33186-3934

P 6-1-08 SPM 6-1-08
O A ASSOCIATES INC
2101 SOUTH CONGRESS AVE
DELRAY BEACH FL 33445-7311

P 6-1-08 SPM 6-1-08
REALTY PRO INC
180 MESHANTICUT VALLEY PKWY
CRANSTON RI 02920-3917

P 6-1-08 SPM 6-1-08
S W RED SMITH INC
4145 SW 47 AVE
DAVIE FL 33314-4006

P 6-1-08 SPM 6-1-08
STAMILE BROS TRUCK PARTS INC
3940 SW 47 AVE
DAVIE FL 33314-2807

P 6-1-08 SPM 6-1-08
TRAFICANT,CHARLES TR
TRAFICANT LAND TRUST
5818 E FOX HOLLOW DR
BOCA RATON FL 33486

P 6-1-08 SPM 6-1-08
UNITED DAVIE LLC
987 HILLSBORO MILE
HILLSBORO BEACH FL 33062

P 6-1-08 SPM 6-1-08
JONES,GEORGE TR &
JONES,ORVA EARLE
3232 COVE ROAD
JUPITER FL 33469

P 6-1-08 SPM 6-1-08
MANCHAC,CHARLES REV TR
MANCHAC,CHARLES TRSTE
3318 COOLIDGE ST
HOLLYWOOD FL 33021

P 6-1-08 SPM 6-1-08
MMS COMPANY LLC
4061 SW 47 AVE
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
ORANGEMEN HOLDINGS INC
3921 SW 47 AVE #1017
DAVIE FL 33314

P 6-1-08 SPM 6-1-08
RYDER TRUCK RENTAL INC
% PROPERTY TAX DEPT
PO BOX 025719
MIAMI FL 33102-5719

P 6-1-08 SPM 6-1-08
SAM JACK INC
3001 W HALLNDALE BCH BLVD #300
PEMBROKE PARK FL 33009

P 6-1-08 SPM 6-1-08
SUPERMARKET SERV INC
4100 SW 47 AVE
DAVIE FL 33314-4007

P 6-1-08 SPM 6-1-08
TRI-COUNTY DEV GROUP INC
4491 S STATE ROAD 7 PH 1
DAVIE FL 33314-4035

P 6-1-08 SPM 6-1-08
WALSH PROPERTIES INC
1670 W MC NAB ROAD
FORT LAUDERDALE FL 33309-1001

P 6-108 SPM 6-1-08
Current Occupant
3830 SW 47 Ave
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3701 SW 47 Ave A
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3711 SW 47 Ave B
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3721 SW 47 Ave C
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3731 SW 47 Ave D
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4700 Oakes Rd
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd A
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd B
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd C
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd D
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd E
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd F
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd G
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd H
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd I
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd J
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd K
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4720 Oakes Rd L
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd M
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd N
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd O
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd P
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd Q
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd R
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd S
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd T
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd U
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd V
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd W
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4750 Oakes Rd X
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3501 State Rd 7
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4350 Oakes Rd
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4360 Oakes Rd
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4370 Oakes Rd
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3911 SW 47 Ave 01 9
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3911 SW 47 Ave 02 9
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3911 SW 47 Ave 03 9
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3911 SW 47 Ave 04 9
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3911 SW 47 Ave 05 9
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3911 SW 47 Ave 06 9
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3901 SW 47 Ave 08 4
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3901 SW 47 Ave 09 4
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3901 SW 47 Ave 10 4
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3901 SW 47 Ave 11 4
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3901 SW 47 Ave 12 4
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3901 SW 47 Ave 13 4
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3901 SW 47 Ave 14 4
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3901 SW 47 Ave 15 4
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3801 SW 47 Ave 01 5
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3801 SW 47 Ave 02 5
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3801 SW 47 Ave 03 5
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3801 SW 47 Ave 04 5
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3801 SW 47 Ave 05 5
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3801 SW 47 Ave 06 5
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3801 SW 47 Ave 07 5
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 01 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 03 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 05 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 07 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 09 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 11 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 13 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 15 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 17 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 19 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 21 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 23 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 25 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 27 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 29 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 31 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 33 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3811 SW 47 Ave 35 6
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4495 Oakes Rd
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4491 Oakes Rd
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3535 SW 46 Ave
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4701 Oakes Rd
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4601 Oakes Rd
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4607 Oakes Rd
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4609 Oakes Rd
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3595 SW 46 Ave
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3400 SW 46 Ave
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3500 SW 46 Ave
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
3580 SW 46 Ave
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4631 SW 36 St
Davie, FL 33314

P 6-108 SPM 6-1-08
Current Occupant
4501 SW 36 St
Davie, FL 33314

Exhibit 3 (Public Participation Notice)

PILLAR

CONSULTANTS
INC.

August 6, 2008

Town of Davie Planning & Zoning Division
5621 SW 58th Ct.
Davie, FL 33314-7468

Re: U-Pull-It (4.96 Acre - Industrial)
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised, that on Monday August 11, 2008 and Monday August 18, 2008, we will be at the Conference room of Pillar Consultants, Inc (located at 5230 S. University Dr., Suite 104), from 6:00 p.m. to 6:30 p.m. to discuss the proposed modifications to the subject parcel of land. We will have plans of the proposed industrial improvements (consisting of a roofed structure and parking area) and will be ready to answer any questions you may have and will listen to any suggestions.

Sincerely,

Pillar Consultants, Inc

Jason Wilson
Project Engineer

Enclosures: Proposed Site Plan
Project Location Map
Meeting Location Map

Consulting Engineers • Planners • Surveyors

5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

Exhibit 4 (Public Participation Sign-in Sheets)

U-Pull-It - Pillar Project #03065A

Public Participation Meeting - Sign in Sheet

1st Meeting - Monday August 11th 2008

Name	Address	Phone #
JASON WILSON LARRY DAVIELLO	5230 S. UNIVERSITY DR, DAVIS 33328	954-680-6533

Public Participation Meeting - Sign in Sheet

Name

Address	Value
00000000	00000000
00000004	00000000
00000008	00000000
0000000C	00000000
00000010	00000000
00000014	00000000
00000018	00000000
0000001C	00000000
00000020	00000000
00000024	00000000
00000028	00000000
0000002C	00000000
00000030	00000000
00000034	00000000
00000038	00000000
0000003C	00000000
00000040	00000000
00000044	00000000
00000048	00000000
0000004C	00000000
00000050	00000000
00000054	00000000
00000058	00000000
0000005C	00000000
00000060	00000000
00000064	00000000
00000068	00000000
0000006C	00000000
00000070	00000000
00000074	00000000
00000078	00000000
0000007C	00000000
00000080	00000000
00000084	00000000
00000088	00000000
0000008C	00000000
00000090	00000000
00000094	00000000
00000098	00000000
0000009C	00000000
000000A0	00000000
000000A4	00000000
000000A8	00000000
000000AC	00000000
000000B0	00000000
000000B4	00000000
000000B8	00000000
000000BC	00000000
000000C0	00000000
000000C4	00000000
000000C8	00000000
000000CC	00000000
000000D0	00000000
000000D4	00000000
000000D8	00000000
000000DC	00000000
000000E0	00000000
000000E4	00000000
000000E8	00000000
000000EC	00000000
000000F0	00000000
000000F4	00000000
000000F8	00000000
000000FC	00000000

Phone #

JASON LYSON

5230 S. UNIVERSITY DR.
DAVIE 33328

954 680-6533

Exhibit 5 (Public Participation Report)

PILLAR

CONSULTANTS
INC.

August 19, 2008

Ms. Lise Bazinet
Town of Davie Planning & Zoning Division
6591 S.W. 45th St.
Davie, FL 33314

Re: U-Pull-It
Citizen Participation Plan Report and Mailing Certification
06016

Dear Lise:

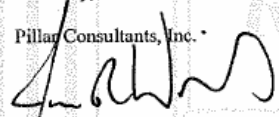
As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (provided by the Town of Davie) were notified via regular mail prior to the 1st meeting.

The first meeting was held on Monday August 11, 2008, 6:00 p.m., at the Pillar Consultants Conference Room, 5230 S. University Drive. No one (other than the owner) attended the first meeting to voice concerns regarding the proposed development; we adjourned at 6:30 pm. The second meeting was held on Monday, August 18, 2008, 6:00 p.m. also at the Pillar Consultants Conference Room. No one attended the second meeting and we adjourned at 6:30 p.m.

In conclusion, we hope that the above satisfies the requirement of public participation in the site plan review process. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,

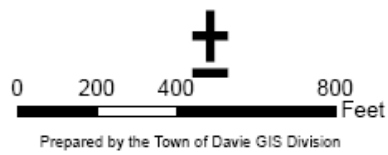
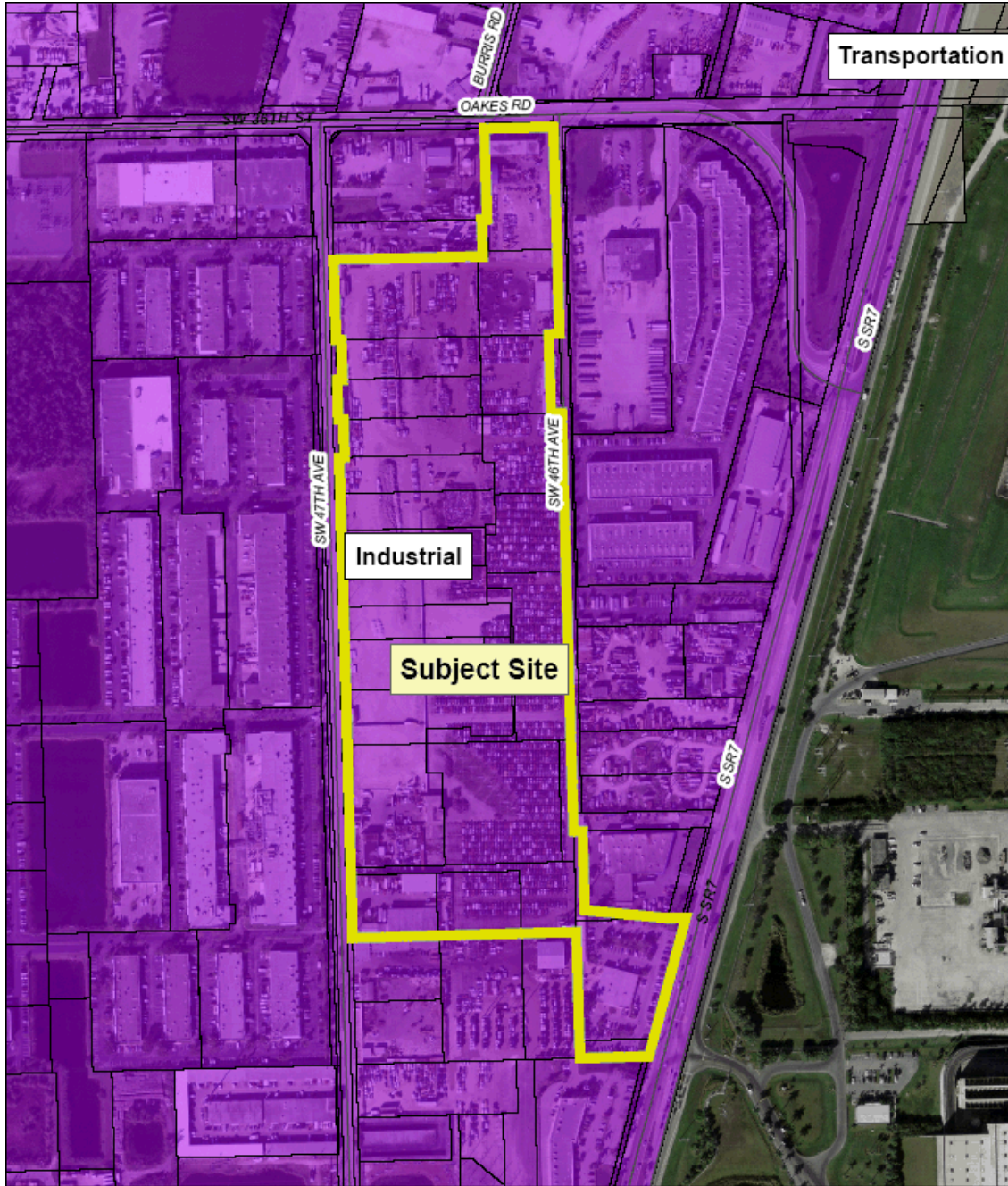
Pillar Consultants, Inc.


Jason Wilson
Project Engineer

Consulting Engineers • Planners • Surveyors

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Exhibit 6 (Future Land Use Map)

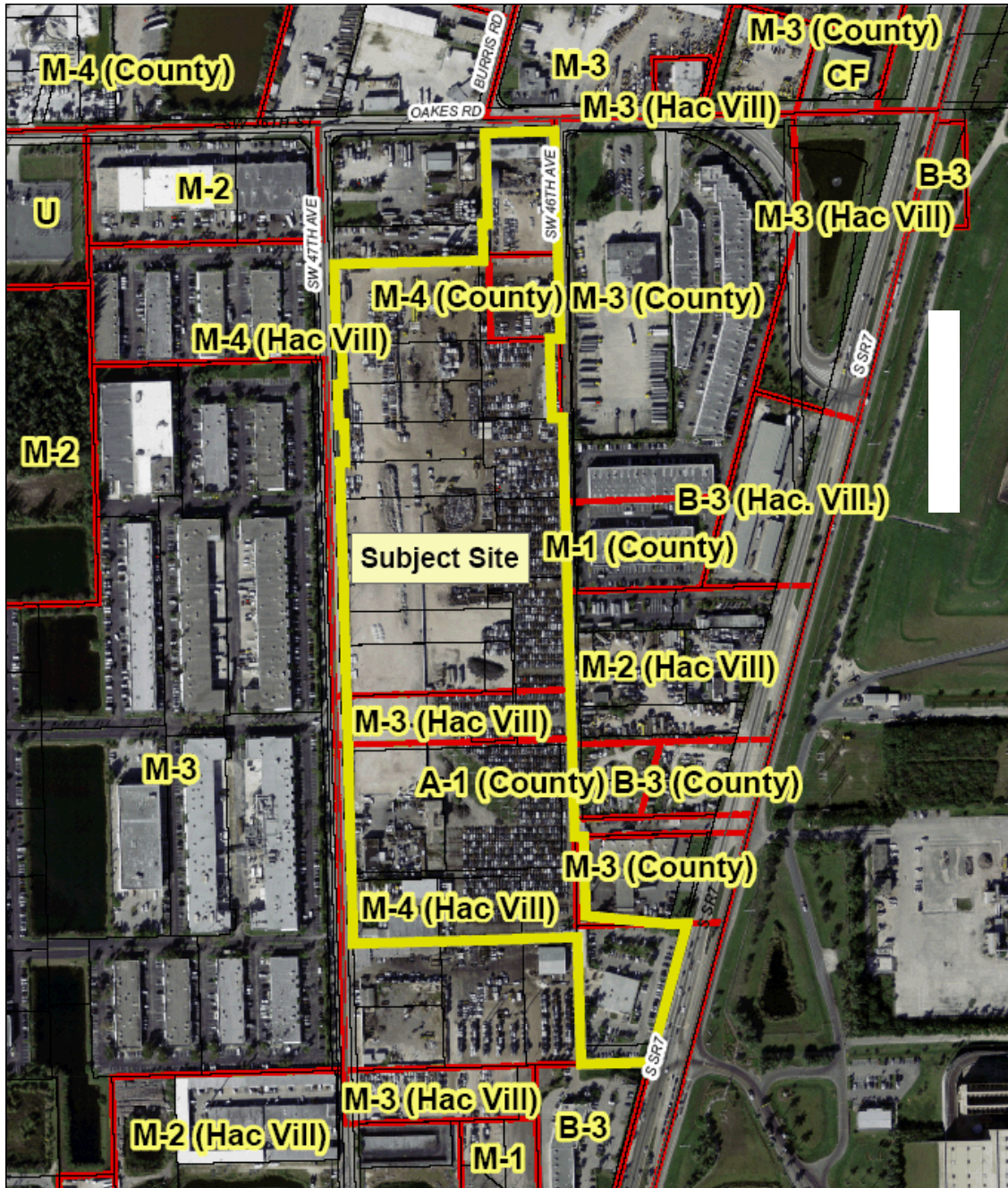


Prepared by the Town of Davie GIS Division

Plat
P 6-1-08
Future Land Use Map

Prepared by: ID
Date Prepared: 7/23/08

Exhibit 7 (Aerial, Zoning, and Subject Map)




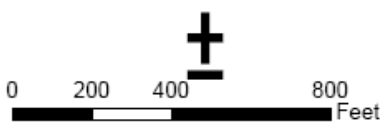
	 <p>Prepared by the Town of Davie GIS Division</p>	<p>Plat P 6-1-08</p> <p>Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 7/21/08</p>
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Exhibit 8 (Petitioner Letter Regarding CBWCD)

PILLAR

CONSULTANTS
INC.

October 7, 2008

Lise Bazinet
Planning and Zoning Department
Town of Davie
6591 Orange Drive
Davie, FL 33314

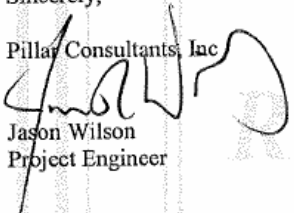
Re: U-Pull-It – SPM 6-1-08
Pillar Project# 03065A

Dear Lise,

Please be advised, petitioner and owner of above referenced project, acknowledge we have been informed this item may be tabled by the applicable Board of Town of Davie council without proper CBWCD approval.

Sincerely,

Pillar Consultants, Inc.


Jason Wilson
Project Engineer

Consulting Engineers • Planners • Surveyors

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